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Planning Department Newsletter



DOWNTOWN PARKING STUDY UPDATE

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In the June edition of the Planning Department Newsletter, we provided information about the Planning Commission's ongoing study related to parking for downtown residential uses. This study was prompted primarily by Pioneer Hill residents concerned about the prospect of large mixed use developments in the central business district placing parking pressures on adjacent residential neighborhoods. Currently, there is no requirement in the Pullman zoning code for downtown land uses to provide off-street parking.

As part of its study, the Commission accepted public input on this topic at its meetings of July 25 and August 22. In all, 15 individuals provided comments during these meetings.

At the July 25 session, the majority of citizens called for some sort of parking requirement for residential development downtown; the most common request was for one off-street parking space per bedroom, but a few individuals acknowledged that one off-street parking space per residence might be acceptable. Both of the real estate developers who spoke opposed any new parking requirements because they felt it would discourage investment in the downtown. They, along with some others, promoted the establishment of an impact fee zone or taxing district to help fund parking improvements downtown (e.g., parking structures). Other comments offered to the Commission included an interest in more accessible parking spaces, the potential benefits of changing the city's time restrictions for public parking areas, the value of sharing parking spaces, the suggestion to remove certain on-street parking spaces to enhance traffic flow, and

whether it would be appropriate to conduct a review of the community's vision for the central business district, perhaps with the aid of a consultant.

During the August 22 meeting, members of the public remarked that, while there may not be a significant problem with downtown parking now, it certainly could become a substantial problem if the city code is not altered to require parking for residential development. The Commission was asked to consider better signage informing motorists of available parking lots in the central business district and consider utilization of the ground floor of downtown structures for residential uses or parking for residential uses (currently prohibited). Some individuals warned again that city-imposed parking regulations might constrain downtown development, and if these regulations pertain only to residential uses, the requirements might have the effect of shifting investment in the central business district from residential to commercial projects, thereby disrupting the healthy mix of activities that is currently promoted downtown.

In preparation for the August 22 meeting, planning staff took inventory of the number of public accessible parking spaces in the city center and compiled downtown parking regulations from selected cities in the region. With respect to accessible spaces, staff found 15 such stalls—12 of these in public parking lots, and three more on city streets. For the parking regulation research, staff reviewed codes from nine eastern Washington cities (Spokane, Kennewick, Moses Lake, Pasco, Richland, Sunnyside, Walla Walla, Wenatchee, and Yakima) and five college communities in the region (Bellingham,

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Cheney, Ellensburg, Missoula, and Moscow). Staff's research found that only two of these 14 cities require off-street parking for commercial developments, but eight of the cities impose off-street parking regulations on residential uses.

Also, at the August 22 meeting, planning staff reminded the Commission that the City Council has adopted a 2007 goal generally pertaining to this matter. This goal reads as follows:

Consider budgeting for a consultant to develop a downtown plan that will focus upon a variety of downtown issues including traffic flow, deliveries, parking, and housing.

Staff told the Commission that the Council has yet to act on this goal, but it will likely do so sometime this fall.

The Commission concluded the August 22 session with its own discussion of downtown parking issues. The consensus of the Commission was that parking for residential uses in the central business district is a potential future problem that should be addressed in some fashion today. Commission members noted that, while they would cautiously approach any new parking regulations, they would consider recommending minimal parking requirements in order to set certain expectations for residential development downtown. The members also commented that they might be receptive to allowing the use of the ground floor of downtown structures for residential parking. In the end, though, the Commission stated that it would defer action on all of these measures until after the City Council had addressed the above-cited goal.



Many downtown dwellings, like those in the Bridgeway Centre, have assigned off-street parking spaces.

RESIDENTIAL OCCUPANCY STANDARDS

One of the most common questions received by the planning office this time of year has to do with the number of people allowed to occupy a dwelling. As the new academic year begins, many folks in this college community assemble to form households composed of unrelated individuals. And with the increase in student enrollment over the past few years, the number and extent of such households are growing.

The Pullman zoning code does contain rules that limit the number of unrelated persons that can reside within a housing unit. These rules were adopted because experience has shown that a large group of unrelated individuals living together can adversely affect a neighborhood due to poor property maintenance and excessive traffic, parked vehicles, noise, and litter. Pullman's occupancy laws are contained in Zoning Code Section 17.75.075, which can be viewed on the city's website: http://www.pullman-wa.gov/Content/WYSIWYG/CityCode/ZoningCode/17.75_Residential_Districts.pdf

These regulations restricting household size apply only in the R1 Single Family Residential, RT Residential Transitional, and R2 Low Density Multi-Family Residential zoning districts. To determine the zoning of a particular property, please see the online zoning map: [ftp://www.pullman-wa.gov/Planning_&_Zoning/Zone%20Map%20-%202007%](ftp://www.pullman-wa.gov/Planning_&_Zoning/Zone%20Map%20-%202007%203-15-07.pdf)

[203-15-07.pdf](ftp://www.pullman-wa.gov/Planning_&_Zoning/Zone%20Map%20-%202007%203-15-07.pdf)

The occupancy laws are somewhat complicated because they involve the definitions of both traditional and functional families. (Traditional families are those in which the members are related by blood, marriage, or adoption; functional families are those in which the members are unrelated to one another.) However, the basic limits for the number of unrelated people that can reside within a home are fairly straightforward. These limits are as follows:

- in an R1 zoning district, no more than three unrelated persons may live together in a residence
- in an R2 or RT zoning district, no more than four unrelated persons may live together in a residence

If you have any questions about whether your particular living arrangement meets the regulations contained in the zoning code, please contact the planning department office. Also, if you believe there may be a violation occurring in your neighborhood related to these residential occupancy standards, please report the allegation to the planning office so that staff can initiate an investigation into the matter.



Websites provided in "Residential Occupancy Standards" article.

Zoning Code Section 17.75.075:

http://www.pullman-wa.gov/Content/WYSIWYG/CityCode/ZoningCode/17.75_Residential_Districts.pdf

Online Zoning Map:

ftp://www.pullman-wa.gov/Planning_&_Zoning/Zone%20Map%20-%202007%203-15-07.pdf



Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

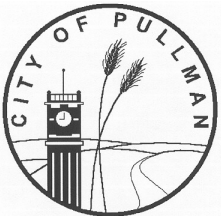
PROJECT	DESCRIPTION	LOCATION	STATUS
Critical Areas Ordinance Revisions	proposed amendments to city's ordinance regarding environmentally sensitive areas	citywide	draft amendments transmitted to state; CC scheduled to review final ordinance in October
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	staff reviewing legal description of property
Askins Annexation	annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	CC accepted annexation on 4/3; city awaiting petition from applicant
Crimson and Gray Subdivision No. 1 Preliminary Plat	divide 12.0 acres into 42 lots in an R2 district	west of N. Grand Avenue between Terre View Drive and Albion Road	Possible PC hearing on 10/24
Bryant House Special Valuation	request for special property tax valuation for single family house rehabilitation	1005 NE Maple Street	LC meeting to be scheduled in October
Beasley Conditional Use Permit Extension Request (C-06-3)	extend for 2 years the approval period for a permit involving construction of a 15- & 12-unit apartment building on 3.2 acres	215 NW Clay Court	staff reviewing application materials
University Park Administrative Variance Application (AV-07-3)	construct building with height of 63 feet in C2 zone where standard height is 60 feet	630 E. Main Street	staff approved application; appeal period ends 9/11
University Park Substantial Development Permit (No. 76)	construct 39,000-sq-ft commercial/residential building near S. Fork of Palouse River	630 E. Main Street	staff reviewing application; local comment period ends 9/17
Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Drive/Bishop Boulevard intersection	Superior Court judge denied PARD appeal on 10/18/06; PARD filed appeal with Court of Appeals on 11/27/06
Crimson Village site plan (07-2)	develop mixed-use retail/residential buildings totaling 66,000 sq ft on 10.5-acre lot	1000 block of SE Bishop Boulevard	staff requested applicant to revise site plan
Anita's Townhouses site plan (07-4)	build two housing units on 6,016-sq-ft lot	1055 NE B Street	staff requested applicant to revise site plan
Whispering Hills Townhouses site plan (07-5)	construct 10 townhouse units on 88,800-sq-ft site	southwest of SW Old Wawawai Road/Marcia Drive intersection	staff reviewing site plan
Bishop Boulevard Development site plan (07-9)	build 9,680-sq-ft multi-tenant commercial structure on 36,750-sq-ft lot	690 SE Bishop Boulevard	staff reviewing site plan
University Park Mixed Use Development site plan (07-10)	construct 39,000-sq-ft commercial/residential building on 45,740-sq-ft site	630 E. Main Street	staff reviewing site plan
Tomason Place Apartments site plan (07-11)	establish 26-unit apartment building on 82,600-sq-ft parcel	555 NE Terre View Drive	staff requested applicant to revise site plan
Birch Hills Apartments site plan (07-14)	develop 144 apartments on approx. 15-acre site	2200 NE Westwood Drive	staff reviewing site plan
Hospital Parking Lot Addition site plan (07-15)	established 37-stall parking lot	835 SE Bishop Boulevard	staff reviewing site plan
WSU Colorado Street Parking Lot site plan (07-16)	establish 15-stall gravel parking lot	420 NE Colorado Street	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
